

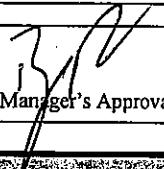


Report to the Auburn City Council

Action Item

9

Agenda Item No.


City Manager's Approval

To: Mayor and City Council Members

From: Reg Murray, Senior Planner 

Date: March 11, 2013

Subject: Annual General Plan Implementation Work Plan – Calendar Year 2012 Review

The Issue

Should the Auburn City Council adopt the 2012 General Plan Implementation Work Plan and submit the plan to the State Office of Planning and Research and the State Department of Housing and Community Development?

Conclusions and Recommendations

By Motion, adopt the General Plan Implementation Work Plan (2012 Calendar Year) and direct staff to submit the Plan to the State Office of Planning and Research and the State Department of Housing and Community Development.

Background

State law requires that the City of Auburn submit an annual report regarding the General Plan Implementation Work Plan to both the State Office of Planning and Development (OPR) and the State Department of Housing and Community Development (HCD) by April 1st of each year. The report (Attachment 1) summarizes the status of the work tasks that the City has committed to in its implementation of the General Plan. The work plan appears as Table XII-1 in the Auburn General Plan. The intent of providing this information is to insure that the City Council is kept informed about the status of the City's General Plan when considering land use issues that might come before them. The report was presented to the Planning Commission on February 19, 2013.

Notable items relating to the General Plan implementation work plan that were addressed during the 2012 Calendar Year include:

1. **Streetscape Phase 2** - The Public Works Department completed construction of Phase 2 of the Streetscape project.
2. **Airport Land Use Compatibility Plan** - The Placer County Transportation Planning Agency has initiated an update of the Airport Land Use Compatibility Plan. Public Works and CDD staff will be participating in the update as members of the Technical Advisory Committee.

3. **HOME First Time Home Buyers (FTHB) program** - The Community Development Department (CDD) continued implementation of the FTHB program. Staff processed 15 submissions and approved one application, providing funding totaling \$90,000. The program has a remaining balance of \$397,500.
4. **HOME Owner Occupied Rehabilitation (OOR) program** - The CDD continued implementation of the OOR program. Staff processed nine submissions and had two applications approved for funding totaling \$76,873. One project loan was paid off by the applicant (\$14,500), resulting in a remaining fund balance of \$230,127.
5. **Mercy Senior Apartments** – City staff processed and recorded the Housing Agreement for the Mercy Auburn Senior Apartment project in August 2012. The CDD subsequently released the building permit for, and construction started on, the apartment project in September, 2012. The Mercy project is a 60-unit rental apartment complex that will be affordable to very-low income seniors.
6. **Park Fee Update** – In response to a request by the Auburn Recreation District (ARD), the City adopted a new park fee schedule in June, 2012.

Upon approval by City Council, the Progress Report will be submitted to both HCD and OPR prior to the April 1st deadline.

Alternatives Available; Implications of Alternatives

1. Approve the 2012 General Plan Implementation Work Plan as presented and submit the report to the State Office of Planning and Development and the State Department of Housing and Community Development.
2. Direct staff to revise the 2012 General Plan Implementation Work Plan based on comments at the March 11, 2013 City Council hearing and submit the report to the State Office of Planning and Development and the State Department of Housing and Community Development.

Fiscal Impact

Not applicable

Attachments:

1. 2012 General Plan Implementation Work Plan

City of Auburn
Implementation Work Program
2012 Calendar Year Review

TABLE XII-1
IMPLEMENTATION WORK PROGRAM
AUBURN GENERAL PLAN 1992-1997

| Work Task | Policies | Responsibility | Time Frame | Comments |
|---|--|--|-----------------------|---|
| 1. Prepare design guidelines for commercial/industrial development | 1.1, 1.2, 7.1, 7.2, 8.1 | CD | 1993 | To do |
| 2. Prepare/adopt hillside development ordinance | 3.1, 3.2, 3.3, 3.4, 6.2 | CD, PW | 1993 | Joint workshop and discussions held April/May 2008; tabled for future consideration. Hillside development standards included in the BRSP Design Guidelines (adopted February 2011) |
| 3. Update Zoning Map | 5.1, 5.2, 5.3 | CD | 1993 | Ongoing as zoning changes |
| 4. Adopt Landscape/Lighting Districts in residential and commercial areas | 6.4, 7.2 | CD, PW, Fi | 1994 | Past City Councils chose not to move forward in existing areas |
| 5. Update the Capital Improvement Program | 9.1, 9.2, 10.1 | CM, CD, PW | 1993 Annual | Ongoing |
| 6. Continue Annexation Program | 9.2, 10.1, 10.2, 10.3, 10.4 | CD, CM | 1993-1997 | Ongoing |
| 7. Pursue funding sources for cultural programs | 11.1 | CD Arts Commission | Immediate and ongoing | Ongoing |
| 8. Prepare School Facilities Plan | 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 12.10 | CD, ARD, School Districts, PW | 1994-1997 | Completed |
| 9. Pursue implementation of Auburn Urban Development Authority Redevelopment Plan | 1.1, 6.1, 6.2, 6.3, 6.4, 7.3, 8.1 | Auburn Urban Development Authority, CD, PW, CM | Ongoing | 2012 -Discontinued; AUDA disbanded by the State; Streetscape Phase 2 completed. |
| 10. Prepare proposal for new Sphere of Influence and submit to LAFCO | 2.1, 9.2, 10.1, 10.2, 10.3, 10.4 | CD, LAFCO | 1993 | Completed/ongoing |

TABLE XII-1
IMPLEMENTATION WORK PROGRAM
AUBURN GENERAL PLAN 1992-1997

| Work Task | Policies | Responsible | Time Frame | Comments |
|--|--|------------------|------------------------|--|
| 11. Implementation Measures for Goal 4, Air Quality Enhancement | 4.1, 4.2, and related policies noted in other elements | CD, PW | Varies | Ongoing |
| CIRCULATION | | | | |
| 1. Develop TSM Program | 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 3.8 | PW, CD | Ongoing/ Annual update | 1.3 - outdated 1.4 - needs to be updated |
| 2. Develop Trip Reduction Implementation Program | 3.3, 3.5, 3.8 | PW | 1992-1997 | Ordinance adopted March 8, 1993 |
| 3. Prepare Transit Master Plan | 3.2, 3.4, 3.6, 3.8 | CD, PW | 1993 | Short Range Transit Plan adopted 5/23/05 Long Range Transit Plan adopted by PCTPA 6/27/06 |
| 4. Update CLUP | 4.1, 4.2, 4.3, 4.4 | CD, PW | 1993 | 2007 - Airport Master Plan updated 2012 - <i>Airport Land Use Compatibility Plan update initiated; Technical Advisory Committee established</i> |
| 5. Prepare Capital Improvement Plan | 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 3.8, 4.3, 5.1, 5.2 | PW | Annually | Completed/ongoing |
| 6. Implement the Auburn Park Conservancy Non-Auto Circulation Plan and the Auburn Ravine Trail Master Plan | 2.2, 3.8 | CD, PW | Immediate and ongoing | Ongoing Bike Master Plan adopted 6/28/04 |
| 7. Coordinate RTP and Congestion Management Plan with Placer County | 1.6, 1.7, 3.3, 3.4, 3.7, 3.8 | PW | Immediate and ongoing | Completed/ongoing |
| 8. Adopt the street standards contained in the General Plan | 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10 | CD, PW, F | 1994 | Completed New street standards adopted - 3/13/06 |
| 9. Use Auburn Urban Development Agency for circulation system improvements | 1.3, 2.3, 2.4, 3.8, 5.1, 5.2 | AUDA, CD, PW, CM | Ongoing | 2012 - <i>Discontinued; AUDA disbanded by the State</i> |
| 10. Promote establishment of Rail Transit Station | 3.4, 3.6, 5.2 | CD, PW, AUDA | 1992-1995 | Rail Transit Station completed February, 2004 |

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|--|--------------------------------------|--------|---------|---|
| 11. Require the appropriate technical analysis for improvements of Highway 49 and I-80 | 1.2, 1.4, 1.6, 1.7, 2.5, 3.1, 5.1 | CD, PW | Ongoing | Completed/ongoing |
| 12. Create and implement a joint City/County Traffic Mitigation Fee (TMF) Program | 1.11 | CD, PW | 1994 | To Do (as a City fee; not joint with Placer County) |

| HOUSING | | | | |
|---|--|-----------------------------------|--|--|
| | CD | Mid-2009 for adoption of the BRSP | | |
| A. Baltimore Ravine Specific Plan (BRSP) - The BRSP complies with the SACOG Affordability Compact to provide a 10 percent affordable housing goal. Development standards provide greater flexibility to increase project densities. The plan includes multiple parcels with housing densities up to 20 units per acre for multifamily; a minimum of 16 units constructed per site for multifamily; and, owner occupied and multi-family rental residential uses are allowed by right. | | | | |
| B. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households. | CD, AUDA, Participating Nonprofit & For Profit Housing Providers | Ongoing | A) <i>Continued implementation of HOME First Time Home Buyer Program and HOME Owner Occupied Rehabilitation Program (\$3800,000)</i> B) <i>Housing agreement for Mercy Senior Apt (including density bonus) recorded August 2012.</i> | |
| C. Promote the Density Bonus Program and encourage developers to apply for and receive a density bonus under the City's Density Bonus Program. | CD | Ongoing | Density Bonus Ordinance adopted 6/23/08 Sept 2012 -- Building permit issued for Mercy Auburn Senior Apt project (approved w/ 400% bonus) | |
| D. Implement provisions of Zoning Ordinance allowing nonconforming residential uses that are only nonconforming because of density | CC, PC, CD | Ongoing | Ongoing | |
| E. Evaluate the feasibility of an Inclusionary Housing Ordinance. | CC, PC, CD | January 2010 | Completed – City decided not to pursue an inclusionary ordinance. | |
| F. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts. | CD | Ongoing | Ongoing | |
| G. Allow second residential units by right in the single-family residential zones and promote second unit standards on the City's website. | CD | Ongoing | Second Unit Ordinance adopted 4/14/08; standards posted on city website. | |

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|----|---|----|-----------------|---|
| | | CD | FY 2008-2009 | <i>2012 – Program activity for Owner Occupied Rehabilitation Program: Pre-application submissions (9) Complete application submissions (4) Applications accepted (2) Assistance provided (2) Funding provided (\$76,873) Funding repaid by applicant (\$14,500) Remaining funds available (\$230,127)</i> |
| I. | The City will investigate the financial and staffing resources required to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. | CD | FY 2008-2009 | <i>2012 – Program activity for First Time Home Buyers Program: Pre-application submissions (15) Complete application submissions (1) Applications accepted (1) Assistance provided (1) Funding provided (\$90,000) Remaining funds available (\$397,500)</i> |
| J. | Subsidized rental properties – Measures to alleviate the loss of units at risk due to conversion to market rate units. <ul style="list-style-type: none"> a. Maintain and update a list of at-risk subsidized rental properties. b. Contact owners of at-risk subsidized rental properties regarding their interest in selling properties or maintaining the rental units as affordable units. c. Work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. d. Maintain and update a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units. e. Work with non-profit agencies to identify and apply for federal, state and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at risk projects. f. Provide information regarding other affordable housing opportunities within the City. | | Annual; ongoing | <i>Ongoing Annual report completed by housing consultant. Six projects in Auburn; no units at risk of converting in 2012.</i> |

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|---|--------------------------------------|-----------|---|-----------------|
| K. Enforce State energy conservation requirements | | CD | Immediate and ongoing | Ongoing |
| L. Facilitate construction of affordable rental housing for very low- and low-income seniors. | CD | Ongoing | Ongoing as opportunities occur | |
| M. Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones. | CD | 2009/2010 | Sept 2012 – Building permit issued for Mercy Auburn Senior Apt project | |
| N. Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters. | CD | 2009 | Update ongoing; adoption April 2013 | |
| O. Promote Universal Design. | CD | 2008-2013 | Ongoing | |
| P. Provide means for resolution of housing complaints and fair housing issues | CD | 2008-2013 | Flyers/information/phone numbers prepared; Ongoing | |
| Q. Continue working with Placer County Health and Human Services to address homeless needs in the County. | CD | 2008-2013 | Ongoing | |
| R. Review the Housing Element annually. | CD | 2008-2013 | Annual reports provided to Planning Commission and City Council each February/March | |
| S. Continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan. | CD | 2008-2013 | Ongoing as necessary | |
| T. City may establish a position of Housing Coordinator. | CC, CD | Ongoing | 2006 - Housing consultant firm of Stewart and Graham retained | |
| U. Update the zoning ordinance to allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures. | CD | 2009/2010 | Update ongoing; adoption April 2013 | |
| OPEN SPACE | | | | |
| 1. Prepare/adopt Tree Ordinance | 1.2 | CD | 1993 | Adopted 6/23/03 |
| 2. Prepare/adopt Open Space Ordinance to zone open space use in perpetuity | 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 5.4 | CD | 1993 | To do |
| 3. Prepare/adopt Stream, Canal and Waterway Protection Ordinance | 7.4, 7.6 | CD | 1993 | To do |

| | | | | |
|--|---|------------------|-----------------------|--|
| 4. Prepare/adopt Habitat Management Plan | 1.1, 1.3, 1.4, 1.5, 1.6, 1.9, 2.6, 5.4, 7.6 | CD | 1995 | To be done; Participating in discussions with Placer County Legacy |
| 5. Continue to utilize Quimby Act | 3.6, 5.1, 5.2, 5.3, 5.4, 5.6, 6.7 | CD, ARD | Ongoing | 2012 – City adopted updated park fee schedule. |
| 6. Maintain Parks Standard of 5 acres/1,000 pop. | 3.6, 6.7 | CD, ARD | 1992-1997 | Ongoing <i>2012 – City provides over 10 acres per 1,000 population</i> |
| 7. Include measures to protect visual resources along scenic corridors in Zoning Ordinance | 5.4, 6.1, 6.2, 6.3, 6.4, 6.5, 7.6 | CD | 1993 | To do |
| 8. Provide for recreational opportunities in Baltimore Ravine through the Southwest Specific Plan | 3.6, 5.1, 5.2 5.3, 5.4, 5.5, 6.7 | CD | 1992-1993 | BRSP adopted February 2011; Park site provided in phase 2; open space trails provided in Phases 1 and 2. |
| 9. Prepare a Household Hazardous Waste Ordinance (see Safety Element Implementation Measure K) | 2.5 | PW | 1992-1993 | To do. City participates with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility |
| 10. Amend the Landscape Ordinance to establish a maintenance and enforcement program | 6.6 | CD | 1993-1994 | To do |
| 11. Implementation measures for Policy 7.3 are included in implementation of the Land Use Element | 7.3 | CD, PW, B | Ongoing | To do |
| NOISE | | | | |
| 1. Develop and utilize procedure to ensure noise mitigation measures are implemented | 1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 | CD | Immediate and ongoing | Done/Ongoing |
| 2. Develop and utilize procedures to monitor compliance with the standards of the Noise Element | 1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 | CD | Immediate and ongoing | Done/Ongoing |
| 3. Enforce the State Noise Insulation Standards and Chapter 3.5 of the Uniform Building Code (UBC) | 1.2, 2.3, 2.4, 2.5, 2.6 | CD, B | Immediate and ongoing | Ongoing |
| 4. Enforce California Vehicle Code sections relating to vehicle mufflers and exhaust systems | General Plan Guidelines | CD, P | Immediate and ongoing | Ongoing |
| 5. Purchase only new equipment and vehicles which comply with noise level performance standards | General Plan Guidelines | CD, P, F, PW, CM | Immediate and ongoing | Done/Ongoing |
| 6. Periodically review and update the Noise Element to ensure consistent with changing conditions within the community | General Plan Guidelines | CD | Immediate and ongoing | To do |

| SAFETY | | | | | |
|--|-----------------------------------|--------------|-----------------------|--|---|
| 1. Review new development for conformance to fire safety standards | 1.1, 1.2, 1.3 | CD, F | Ongoing | Ongoing | Ongoing |
| 2. Prepare educational brochure on fire hazard and prevention | 1.4, 1.5 | CD, F | 1993 | Done | |
| 3. Develop/adopt flood zone prohibition in Zoning Ordinance | 2.1, 2.2, 2.3 | CD, PW | 1994 | Done | |
| 4. Coordinate with Placer County regarding Solid Waste and Hazardous Management Plans | 3.1, 4.1, 4.2, 4.3, 4.4 | CD, PW | Annually | Ongoing | Ongoing |
| 5. Conform to CEQA review requirements | 3.2, 3.3, 3.4, 3.5, 3.6 | CD, PW, F, P | Ongoing | Ongoing | Ongoing |
| 6. Periodically update the Emergency Services Plan | 5.1, 5.2, 5.3, 5.8 | P, F, PW, CM | Ongoing | Ongoing | Ongoing |
| 7. Continue/expand Crime Prevention Programs | 5.5, 5.6 | P | Ongoing | Ongoing | Ongoing |
| 8. Include emergency access for development projects | 3.6, 5.1, 5.7 | CD, PW, B | Ongoing | Ongoing | Ongoing |
| 9. Include legible sign and street number requirements in the development review process | 5.1, 5.2, 5.4 | CD, PW, B | Ongoing | Ongoing | Ongoing |
| 10. Require new buildings comply with UBC Standards regarding seismic events | 3.1, 3.3, 3.4, 3.5, 5.2 | CD, PW, B | 1992-ongoing | Ongoing | |
| 11. Prepare a Household Hazardous Waste Ordinance | 4.5 | PW | 1992-1993 | To do. City participates with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility | |
| ECONOMIC | | | | | |
| 1. Host annual seminar with Chamber of Commerce, Main Street, Merchants Association | 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1 | CM, CD | 1st Annual 1994 | Economic Development Commission established; Main Street (HABA) disbanded; City regularly coordinates with Chamber and business associations. | |
| 2. Identify areas suitable for redevelopment | 2.2, 3.2 | CD, PW, AUDA | Immediate and ongoing | 2012- CDD participating in airport users group | 2011/2012 – State disbands redevelopment agency |
| 3. Promote establishment of rail station | 4.1, 4.2, 4.3 | CD, AUDA, PW | Immediate and ongoing | 2007 - Auburn Redevelopment Area updated | Rail Transit Station completed February, 2004 |

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|---|--|--------------|-----------------------|--|
| 4. Retain services of economic development specialist to assist with business retention/expansion | 1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 3.1, 3.2 | AUDA, CM, CD | 1993 | Position eliminated; functions handled by the Economic Development Commission |
| HISTORIC | | | | |
| 1. Prepare/adopt Historic District designation for Old Town and Downtown Areas. | 1.1 | CD | 1994-1998 | Done |
| 2. Implement the Historic District Development Guidelines and continue implementation of the Auburn Main Street Design Guidelines | 1.1 | CD | 1993-1995 and ongoing | Ongoing Historic Preservation Architectural Design Guidelines updated in 2004 and 2007. |
| 3. Continue to update the inventory of historic sites | 1.2 | CD | 1994-1996 | Ongoing |
| 4. Prepare an historic site ordinance | 1.2 | CD | 1994-1996 | Completed - 11/15/04 |
| 5. Prepare design guidelines for residential structures | 1.2 | CD | 1994-1996 | Completed – 11/15/04; Design review for single-family residential was not required, however, design guidelines were included for SFR should a SFR owner opt to have their property designated historic |
| LEGEND: | | | | |
| CD | Community Development Department | F | Fire Department | AUDA |
| P | Police Department | CM | City Manager | ARD |
| PW | Public Works Department | CC | City Council | B |
| PC | Planning Commission | Fi | Finance Department | LAFCO |
| | | | | Local Agency Formation Commission |